



## COMMUNITY DEVELOPMENT DEPARTMENT

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov)

### PLANNING COMMISSION MEETING MINUTES

#### REGULAR MEETING

APRIL 22, 2003

PRESENT: Acevedo, Engles, Lyle, Mueller, Weston

ABSENT: Benich; Escobar (who arrived at 7:28 p.m. and was seated at the dais)

LATE: None

STAFF: Planning Manager (PM) Rowe, Senior Engineer (SE) Creer, Assistant Planner (AP) Plambaeck, Contract Planner (CP) Schreiber, and Minutes Clerk Johnson

Chair Acevedo called the meeting to order at 7:02 p.m.

#### DECLARATION OF POSTING OF AGENDA

Minutes Clerk Johnson certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

#### OPPORTUNITY FOR PUBLIC COMMENT

Chair Acevedo opened the public hearing.

With no one present wishing to address matters not appearing on the agenda, the public hearing was closed.

#### MINUTES:

March 25, 2003  
Minutes

**COMMISSIONERS MUELLER/LYLE MOTIONED TO APPROVE THE MARCH 25, 2003 MINUTES WITH THE FOLLOWING AMENDMENTS:**

Page 6, paragraph 4: ~~recessions~~ rescissions

Page 6, paragraph 11: (add) *if all three subdivisions (Holiday Lake Estates, Casa Lane, El Dorado) were brought into the City at once.*

Page 6, paragraph 13 (add following *General Plan...*) *noting the required 70/30 split*  
Page 10, paragraph 5 (clarify): *The RPD requirement for the area accentuates the diversity of the Housing Types.*

Page 10, paragraph 7: Add: *He stressed that the project has a total of 17 units, and that accounts for the number difference.*

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**THE MOTION CARRIED BY THE FOLLOWING VOTE: AYES: ACEVEDO, ENGLES, LYLE, MUELLER, WESTON; NOES: NONE; ABSTAIN: NONE; ABSENT: BENICH, ESCOBAR.**

April 8, 2003  
Minutes

**COMMISSIONERS MUELLER/LYLE MOTIONED TO APPROVE THE APRIL 8, 2003 MINUTES WITH THE FOLLOWING AMENDMENTS:**

Page 4, paragraph 7: add number of *allocations*; delete *East West*

Page 7, paragraph 7: add (*final* documents); correct: ~~completed~~ *delivered by*

Page 14 paragraph 6, line 3: replace up to "pavement" with "*about the configuration of the*"

Page 15. paragraph 2, line 3: delete "~~number~~" and "~~dealing with~~"

**THE MOTION CARRIED BY THE FOLLOWING VOTE: AYES: ACEVEDO, ENGLES, LYLE, MUELLER; NOES: NONE; ABSTAIN: WESTON  
ABSENT: BENICH, ESCOBAR.**

## CONSENT CALENDAR:

### **1) REQUEST TO APPROVE FINAL SCORES & AWARD MP ALLOCATIONS FOR AFFORD- ABLE RESIDENTIAL PROJECT FOR FY 2004-05**

PM Rowe presented the staff report, noting changes as indicated in the revised Resolutions which had been distributed. Table 2, # 2: Safety and Security ~~35~~ 5, with the total remaining 131 points. PM Rowe noted that staff, at the direction of the Commissioners, had revisited the scoring. He also reminded this was the only viable application received in this category. Commissioners noted this is below the score agreed to be acceptable, but since it was the only one received, a prior decision by the Commission had deemed it reasonable for competition.

*COMMISSIONERS MUELLER/LYLE OFFERED RESOLUTION NO. 03-22, ESTABLISHING RESIDENTIAL DEVELOPMENT CONTROL SYSTEM ALLOTMENTS FOR AN AFFORDABLE RESIDENTIAL PROJECT IN FY 2004-05. THE MOTION PASSED WITH THE FOLLOWING VOTE: AYES: ACEVEDO, ENGLES, LYLE, MUELLER, WESTON; NOES: NONE; ABSTAIN: NONE; ABSENT: BENICH, ESCOBAR.*

*Commissioner Engles was absent for the next agenda item due to a conflict of interest.*

### **2) REQUEST TO APPROVE FINAL SCORES & AWARD MP ALLOCATIONS (MICRO PROJECTS) FOR FY 2004-05**

**PM Rowe presented the staff report, noting changes as indicated in the revised Resolutions which had been distributed. Exhibit "A", Part "1" Score: MMP-03-02, total 9.5. PM Rowe noted that the scoring had been revisited by staff at the direction of the Commissioners.**

*COMMISSIONERS MUELLER/ACEVEDO OFFERED RESOLUTION NO. 03-23, ESTABLISHING RESIDENTIAL DEVELOPMENT CONTROL SYSTEM ALLOTMENTS FOR MICRO MEASURE P RESIDENTIAL PROJECT IN FY 2004-05 AND RECOMMENDING PARTIAL ALLOCATION OF ALLOTMENTS FROM FY 2005-06. THE MOTION PASSED WITH THE FOLLOWING VOTE: AYES: ACEVEDO, LYLE, MUELLER, WESTON; NOES: NONE; ABSTAIN: NONE; ABSENT: BENICH, ENGLES, ESCOBAR.*

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*Commissioner Engles rejoined the meeting at 7:10 p.m.*

### **OTHER BUSINESS:**

#### **3)MORGAN HILL DOWNTOWN TASK FORCE FINAL REPORT RECOMMEN- DATIONS PRESENTATION**

PM Rowe introduced Larry Cannon, President, Cannon Design Group, 180 Harbor Dr., Sausalito; the consulting firm contracted to work with the Downtown Task Force. Mr. Cannon announced the discussion at this meeting would center on the traffic issues identified; other relational items would be addressed later, he said.

Mr. Cannon gave a brief overview of the 1980 Downtown Urban Plan, saying there were still vital parts to that plan, and noting it had been used as a basis for the current presentation as 'what is still working' could be easily identified. He also called attention to the economic market analysis which had been completed as part of the work by the Task Force.

Discussion with the Commissioners, staff, and the Consultant revealed the primary issues and concerns realized in the Task Force's work:

- uses and existing development (much emphasis on the SunSweet site)
- parking (reliance on existing parking available + new construction)
- circulation (identified as a major concern)
- landscaping and lighting (needs to be enhanced in some areas)
- City regulations and programs (pertinent to revitalization of Downtown)

Mr. Cannon explained that the Downtown is viewed as being larger now than previously thought, yet a compact area with lots of variety. One emphasis heard repeatedly, he said, was the desire for pedestrian accessibility. City leaders and residents need to know 'where the Downtown is going' and evaluate the land use strategies of each site: what's 'working'; what's 'not working' and how to best plan for the future.

Mr. Cannon called attention to the major change in the Downtown since the 1980 plan: the placement and use of the commuter rail line and station.

Discussion evolved regarding various areas: Proposed courthouse at Main and Butterfield, the residential area north of Main, and the commercial district along Monterey Highway.

*Commissioner Escobar joined the meeting at 7:28 p.m.*

Considerable discussion was had regarding circulation, parking and traffic, these points having been identified as major concerns. Traffic calming, long supported by the City's Mayor, was part of the considerations in the Task Force's studies, including contemplation of having some streets become one-lane and/or one-way. "Any changes in Monterey Highway will come down to broad community goals," Mr. Cannon stated.

Turning to the issue of landscaping/lighting, Mr. Cannon told of the Task Force consideration of these matters. "There is a need for a feeling of 'difference' with landscaping and lighting when travelers and residents enter various areas of the City," he told Commissioners.

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Commissioners, staff, and the Consultant agreed that parking is the major issue facing Downtown. As the proposals by the Task Force were presented, several alternatives to the parking issues were explored:

- rely on existing parking
- utilize the west edge of the SunSweet site when development occurs
- add parking along Depot St., including the construction of a multi-deck structure
- consider enhancing parking at the Community Center site
- link the commuter rail lot with the City's parking lot(s)
- enter into a joint utilization plan with the County
- consider elevated housing in some locations with parking underneath residential
- the need for a Parking Resources Management Plan with monitoring
- retaining the parallel parking

Other areas of dialogue included:

- need for ease of pedestrian movement
- retention of a 'Main Street' feeling of character
- unique personality of Downtown / the 'open, friendly' feeling

Some inconsistencies in the document were called to the attention of the Consultant, who assured he would review and make corrections.

Chair Acevedo opened the public hearing.

Randy Moore, a Morgan Hill resident, said 'traffic calming' equals 'traffic stagnation'. He stated that he doesn't like the idea of Monterey Highway becoming one-lane. But mostly, he insisted, he doesn't want Morgan Hill to grow into San Francisco, and said it should be kept the same as it is presently. As to increased lighting on East Dunne, he didn't like that. Mr. Moore said the City shouldn't spend money they don't have. "I want the City to stay out of my back pocket," Mr. Moore declared. He urged that the Commissioners 'not plan things Morgan Hill isn't', and went on to say that he appreciated that there are efforts to keep the core Downtown small. Mr. Moore termed the decrease in urban sprawl 'good', and said that less government is best government.

With no others present to speak to the matter, the public hearing was closed.

Commissioner Mueller asked the net increase in a) retail and b) housing Downtown in the plan?

Chair Acevedo explained that when the General Plan Task Force went over the General Plan, there was a strong argument to have increased retail on Monterey Road and relegate businesses such as travel agencies and real estate offices to second story spaces or encourage those businesses to locate on side streets.

Commissioner Mueller said he has a concern about how much retail is added in the plan presented this evening. Calling attention to page 69 of the report, he said he has looked at what could be built and is alarmed.

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Mr. Cannon explained that an inventory exposed there is about 150,000 – 200,000 SF of commercial space now and that could potentially double. “Growth in the Downtown will be market driven,” he said.

Commissioner Escobar discerned this is a plan that ‘stretches 20 years out’ and asked if there were priorities for phasing sequential development of the projects suggested in the Plan?

Mr. Cannon responded that would depend on the priorities set by the City. The Task Force was not given that charge, he said, theirs’ was one of identification and recommendation of those identified topics. “Any program ranked is outdated within two months,” Mr. Cannon said. “The City has to decide how much dollars they want to put into public improvements (see page 63 of the Plan). There will not be a lot of new retail establishments until this is decided.”

Commissioners commented on other issues:

- Measure **P** limits residential growth, therefore what happens if Downtown is limited
- effects of four commuter trains leaving the City in the a.m. and returning in the p.m.; no trains bringing in people in the a.m. or picking them up in the p.m.
- feeling that the value of the commuter rail system is overrated
- need for variety and diversity of services to be ‘far reaching’
- reemphasis of parking needs
- optimism for increasing business Downtown
- signage issues and concerns
- visual impacts of proposals such as parking structures at the rail station proposed in the plan
- requirement to analyze what will happen, what will work
- working document, cataloging ‘small steps’ for implementation; this was termed ‘essential’
- need for an ‘incredible marketing plan’
- concern about the need for and use of public dollars to ‘make it happen’

Commissioner Lyle stated his belief that having Monterey Road become one-lane in each direction would be ‘wishful thinking’. He cited the data in the General Plan regarding Highway 101 and Butterfield, saying ‘the Monterey Road plan would be a waste of time and effort to study’, and ‘producing a lot of numbers to no avail’.

Commissioners asked PM Rowe about undertaking action on an initial study for the Morgan Hill Downtown Plan. PM Rowe responded that once the City Council has reviewed the Plan in a workshop such as occurred at this meeting, they could order the preparation of an initial study with resultant action being ~~considered~~ concerned about the impact of adding a large amount of commercial.

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### NEW BUSINESS:

#### **4) UP-03-01: VINEYARD-MH ENGINEERING**

A request for approval of a Conditional Use Permit for remodeling and expansion of an existing one-story 7,200 square foot office/light industrial building at 16075 Vineyard Blvd. The project site area is 0.924 acres.

PM Rowe presented the staff report indicating the new addition will be 3,635 square feet, bringing the total building square footage to approximately 10,835 square feet. The Use Permit is required because the expanding use is a professional office, as defined in Section 18.04.362 of the Municipal Code, which is a conditional use in the Light Industrial zoning district, he said.

Commissioner Weston asked about the ingress/egress and shared parking issues. Identification was given to the common driveway (with the animal shelter) and the proposal to have the main entrance relocated to the north side of the new expansion, which would provide increased parking.

Evolvement of discussion to issues of possible under-parking for the Engineering firm was brought about. Staff indicated the matter would be revisited, although concerns regarding possible under-parking had not been identified.

PM Rowe reminded that the entire proposal must be reviewed by the Architectural Review Board (ARB), saying they often scrutinize parking issues.

Chair Acevedo opened the public hearing.

Brian Curtis, 2900 E. Dunne Ave., said he was here as William McClintock (the applicant) could not be present. Mr. Curtis said there is agreement with the staff report.

Commissioner Lyle asked the best approach to increased beautification when adding the proposed square footage.

Mr. Curtis responded that the expansions are designed to lessen the 'box-like' structure.

Mr. Curtis also said there would be enough parking on site without encroaching into the animal shelter parking space.

Robert T. Dwyer, 19151 Calle Moniz, indicated he had some recommendations regarding the proposal, but will take those to the ARB.

With no others present indicating a wish to address the matter, the public hearing was closed.

Discussion followed regarding:

- sidewalk placement and type (attached or detached)
- the use of Vineyard as a collector road
- potential for change in City street standards

**COMMISSIONERS MUELLER/ENGLES MOTIONED ADOPTION OF THE NEGATIVE DECLARATION. THE MOTION PASSED WITH THE UNANIMOUS VOTE OF ALL COMMISSIONERS PRESENT; BENICH WAS ABSENT.**

**COMMISSIONERS MUELLER/ENGLES OFFERED RESOLUTION NO. 03-24,**

**APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR THE EXPANSION AND OPERATION OF AN EXISTING CIVIL ENGINEERING FIRM LOCATED AT 16075 VINEYARD BOULEVARD. THE MOTION CARRIED BY THE FOLLOWING VOTE: AYES: ACEVEDO, ENGLES, ESCOBAR, LYLE, MUELLER, WESTON; NOES: NONE; ABSTAIN: NONE; ABSENT: BENICH.**

**5) UP-03-02: E.  
SECOND-YBANEZ**

AP Plambaeck presented the staff report, saying this is a request for approval of a conditional use permit to allow the retail sale of pottery, garden and handcrafted items from an existing home in the Central-Commercial Residential zoning district. The applicant is also requesting a relief from the parking requirement, he noted. AP Plambaeck identified the subject property as an 8,400-sq. ft. lot located with a 1,888-sq. ft. home on E. Second Street.

Commissioner Lyle asked about the access to the sales site?

AP Plambaeck explained there is a paved path between the house and the carport, but is not illustrated on the plan provided to Commissioners. He said visited the site and found the path to be adequate.

Commissioner Lyle continued, asking how the site is screened from neighbors?

AP Plambaeck gave details of the fence and landscaping.

There was discussion of the location.

Commissioner Mueller called attention to page 8 of the Standard Conditions dealing with sprinklers.

AP Plambaeck indicated sprinklers are not required as the actual business location is not contained within a structure.

Chair Acevedo opened the public hearing.

Diane Dasovic, 57 E. 3<sup>rd</sup> St., said she is the owner next door. She asked the proposed hours of operation?

AP Plambaeck replied, noting discussions with the applicant.

Jesse Ybanèz. 50 E. 2<sup>nd</sup> St., the applicant, explained the method of delivery of supplies, what will be delivered, and how he orders directly from the distributor.

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With no others appearing to address the matter, the public hearing was closed.

Commissioners directed that page 8, Standard Conditions, I, 3 be checked to ensure public safety.

**COMMISSIONERS MUELLER/ESCOBAR OFFERED RESOLUTION NO. 03-25, APPROVING THE RETAIL SALES POTTERY, GARDEN, AND HANDICRAFT ITEMS FROM AN EXISTING HOME IN THE CENTRAL COMMERCIAL-RESIDENTIAL ZONING DISTRICT. THE MOTION PASSED BY THE FOLLOWING VOTE: AYES: ACEVEDO, ENGLER, ESCOBAR, LYLE, MUELLER, WESTON; NOES: NONE; ABSTAIN: NONE; ABSENT: BENICH.**

**6) UP-03-03: MAST-SPIRIT ROAD OILS**

AP Plambaeck presented the staff report, noting this is a request for approval of a conditional use permit to allow a road paving company to operate and store paving equipment, storage tanks, trucks, road oils, bitumens materials, paving fabrics binders, and geosynthetics. The location, AP Plambaeck told Commissioners, is at 16490 Vineyard Blvd on a 52,272 sq. ft. lot with an existing 6,000 sq. ft. building in the General Industrial Zoning district.

Commissioner Lyle asked whether there are underground storage tanks?

AP Plambaeck responded that the storage tanks are above ground and a secondary storage container is required.

Commissioner Lyle continued by asking whether there will be gas and diesel storage.

The applicant answered "No" from the audience.

PM Rowe responded to Commissioners inquiries as to how this project could be exempt from an environmental review.

Commissioner Mueller asked for explanation of the materials in the storage tanks, and what would happen in the event of a multiple tank spill, what the results would be? AP Plambaeck offered the details, as requested.

Commissioner Mueller resumed questions relating to safety on the site, asking how the Fire Department reacted to the plan for having the office adjacent to the materials storage at the site?

AP Plambaeck indicated there had been no objections from the Fire Department, who said they were 'ok with the enclosure'.

Commissioner Weston raised the issue of relocation of the trash receptacle and/or the concrete pad. PM Rowe responded by explaining the potential movement of the right-of-way, with consideration of the center way.

There was discussion of the City's agreement with neighboring property owners for offsite improvements.



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Chair Acevedo asked whether, in view of the previous use of the building as a furniture store, which was a non-conforming use, the building is up to Code?

It was explained by staff that any improvements to the site or modification of the building would require that permits be pulled.

Commissioner Weston inquired as to fire sprinklers inside the building. The applicant indicated she was “ok” with fire sprinklers as a condition.

Janet Simas, 100 “A” GraniteRock Way, San Jose, the applicant, expressed concern that setbacks for the landscaping would result in considerable expense. Ms. Simas said she had been trying to get the cul-de-sac put in, and was definitely not changing anything in the building. She indicated that she had been operating the business for over 20 years, and explained that the trucks heat the material, which hardens instantly on contact with the ground.

Commissioner Lyle asked Ms. Simas to comment on the security measures intended for the business.

Ms. Simas responded there would be a camera surveillance system, adding that she had no idea the barbed wire fence was illegal. Ms. Simas continued by explaining how the camera surveillance would function for monitoring.

Ms. Simas explained the Fire Department does scheduled inspection of the operation annually, adding that although the tanks were not locked, there had been no problems with vandalism.

PM Rowe reminded that the project would be reviewed by the ARB, who will address Ms. Simas concerns of landscaping.

Robert T. Dwyer, 19151 Calle Moniz, said he and his partners own property in the area, and while not opposed to the use outlined, want to have others pay the same fees as he. Mr. Dwyer said the previous owner did work on and in the site without paying fees, and the property would ultimately be worth more if the applicant did the work and paid the fees up-front. He said he agreed with the staff recommendations.

Commissioner Weston asked when – and what – unpermitted work had been done? PM Rowe responded with information provided from the Code Enforcement Officer.

Commissioner Mueller asked what is required to trigger installation of sidewalks and other improvement? PM Rowe explained the mechanism in place to bring the building and grounds to Code.

*Commissioner Engles was excused at 9:05 p.m.*

PM Rowe continued that it is in the Commissioners purview to have findings indicating compatibility with adjacent uses, such as improvements.

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With no others present to address the matter, the public hearing was closed.

Commissioner Weston said he believes the improvements should be completed.

Commissioner Lyle talked about placement of the sidewalk. He also indicated that he would like to see a five-foot fence placed around the storage tanks for security purposes; he said it would be better to grant an exception for the higher fence now.

Page 19, condition 4 of the Standard Conditions was changed to say Vineyard St. as Mast St. is being vacated.

*Commissioner Engles returned at 9:10 p.m.*

Discussion was had regarding landscaping and fencing requirements; tanks are not to be visible.

Sprinklers will be required.

Security fencing will be placed in the immediate vicinity of the storage tanks.

Commissioner Weston questioned the viability of the six-foot stucco fence. He also spoke on the City's Codes regarding fences.

Chair Acevedo indicated a thought that the stucco fence was just an entrance statement and said he is "ok" with it. Commissioner Lyle agreed.

It was agreed that since the proposal is to be heard by the ARB, that body could decide on the materials for the fencing.

Commissioner Engles asked if the overnight parking area for the trucks is secured? Ms. Simas indicated this to be the case.

**COMMISSIONERS MUELLER/LYLE OFFERED RESOLUTION NO. 03-26, APPROVING A UTILITY/CONSTRUCTION YARD AND ADMINISTRATIVE OFFICE FOR A ROAD PAVING COMPANY IN THE GENERAL INDUSTRIAL ZONING DISTRICT, WITH THE FOLLOWING CHANGES TO THE STANDARD CONDITIONS:**

- **PAGE 14 T 3 Automatic Fire Sprinkler System Required**
- **PAGE 19, # 4 (add) on Vineyard St.**
- **PAGE 19, # 12 (add, following *requirements*) AND BE REMOVED FROM THE RIGHT-OF-WAY**
- **INSTALL APPROPRIATE STUCCO WALL AND 5-FOOT FENCE BETWEEN CURB AND SIDEWALK ACCORDING TO DIRECTIONS FROM ARB.**

**THE MOTION PASSED WITH THE UNANIMOUS VOTE OF ALL COMMISSIONERS PRESENT; BENICH WAS ABSENT.**

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### 8) EOT-03-05: MONTEREY-IRISH CONSTRUCTION

PM Rowe said this is a request for approval of a one-year extension of time for the construction of a 3,124-sf office addition to the Irish Construction facility, located at the southeast corner of Monterey Road and Burnett Avenue.

Part of the reason for the delay, PM Rowe reported, was the negotiations the construction company has been having with the school for the right of way.

Commissioner Mueller asked if Sections 1 and 4 of the proposed Resolution are still accurate? PM Rowe responded, "Yes."

Commissioner Weston asked about the portion of landscaping on Monterey Rd. PM Rowe explained that this extension concerns extending the existing use permit 1-year and the landscaping will be put in as a requirement of the use permit. Responding to further questioning by Commissioner Weston, PM Rowe explained the proposed timeline for installation of the landscaping.

Chair Acevedo opened the public hearing.

Pat Furnare, 4649 River Ave., representing the applicant, Irish Construction, spoke with the Commissioners. He said the plans are almost completed. As to the landscaping, Mr. Furnare said that would depend on how fast the road is completed. Although he was unable to address the times needed for widening the road, Mr. Furnare said the work the Construction company is committed to can be completed within the year's extension.

Commissioner Weston asked if the lack of road extension would hold back the work needed? Mr. Furnare said it will not, and indicated the work will start by June or July, then figured six months to complete.

With no others indicating a wish to speak to the matter, the public hearing was closed.

Commissioner Mueller called attention to item 2, Section 4, of the proposed Resolution; saying he believed the landscaping should be in and completed before a Certificate of Occupancy is granted. The other Commissioners concurred. And PM Rowe explained that although there were some exceptions, the City requires landscaping to be completed before a Certificate of Occupancy is granted. Generally the exception, he said, would be if weather prohibits working on or completing the landscaping.

**COMMISSIONERS MUELLER/WESTON OFFERED RESOLUTION NO. 03-27, APPROVING AN AMENDMENT TO RESOLUTION NO. 01-29 TO ALLOW FOR A ONE-YEAR EXTENSION OF TIME FOR THE CONSTRUCTION OF A 3,124 SF OFFICE, REPLACING AN EXISTING 2,000 SF OFFICE AT THE IRISH CONSTRUCTION FACILITY LOCATED AT THE SOUTHEAST CORNER OF MONTEREY ROAD AND BURNETT AVENUE. THE MOTION PASSED WITH THE UNANIMOUS VOTE OF ALL COMMISSIONERS PRESENT AND BENICH WAS ABSENT.**

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### 7) M.H. GENERAL PLAN REVIEW OF LAND USE PROJECTIONS & DENSITY ASSUMPTIONS

PM Rowe introduced Kenneth R. Schreiber, 432 Webster St., Palo Alto, consultant with Land Use Planning Services, who offered a review of land use projections and density assumptions of the Morgan Hill General Plan. Mr. Schreiber noted that those projections and density assumptions were used in the Master EIR's traffic impact analysis. He explained that the report at this meeting was provided primarily as background information that will relate to some development applications and other land use/transportation issues that the Commissioners hears.

The majority of the discussion with Commissioners centered on designation(s) level(s) at intersections. Mr. Schreiber also raised the issue of the Urban Limit Line Study which will be looking at development projections. He indicated that his findings indicate less very long-term development potential for industrial designations than assumed in the General Plan traffic model, saying he couldn't figure out how the General Plan got increased industrial development on the same amount of industrial land.

Mr. Schreiber was firm in the statement, "Traffic modeling is not well documented with the General Plan figures." He continued that, "Projections for 15 – 20 years out are almost guaranteed to be wrong, but hopefully in the ball park."

Commissioner Mueller said there is a need to 'relook' at the established standards for signalization at targeted intersections: Monterey/Cochrane, Main/Monterey, and Southbound 101 offramps. Further, Commissioner Mueller commented, it may well be necessary to do additional studies of traffic volume in those areas. He cited Murphy/Dunne as an intersection which ~~warrants a LOS-D rating~~ recent studies indicate will not meet LOS standards.. "There may be a need to look at mitigations *to maintain LOS standards* or consider amendments to the General Plan," Commissioner Mueller concluded.

Commissioner Lyle said the City had initiated a traffic study in connection with the Downtown Design Plan, which would also include a look at increased density.

Commissioner Mueller explained the assumptions of the traffic study in the General Plan.

Mr. Schreiber commented that the City is now working for consistency with the latest VTA model.

Commissioner Mueller said there were a 'bunch of intersections' which were not analyzed in the General Plan, and those may increase the complexities of mitigations needed as those intersections were not addressed in the General Plan.

Mr. Schreiber said that the adopted/certified Master EIR for the General Plan weakens as time lapses.

Commissioner Lyle asked if the City is recovering what the General Plan says it should for the traffic impacts of development?

PM Rowe explained the fees are being scaled up to meet the requirements of the

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General Plan. He commented that 'most things are coming in with greater impacts, and the impacts are occurring sooner, so it will be necessary to increase the impact fees or accept an intolerable situation.

Mr. Schreiber said that the through traffic, because of the widening of Highway 101, is not now the issue that it once was. It was not anticipated, he said, that 190,000 jobs would be lost in Santa Clara County, thereby lessening the commuter traffic.

Commissioner Mueller commented that the traffic part of the General Plan is 'falling apart rapidly'.

Mr. Schreiber said that the intersections designated LOS-D are considered good in commercial areas, but LOS-E and F cause problems.

**THE COMMISSION RECOMMENDED THAT IN THE NEXT GENERAL PLAN AMENDMENT PROCESS, CONSIDERATION SHOULD BE GIVEN TO ESTABLISHING A LEVEL OF SERVICE STANDARD FOR UNSIGNALIZED INTERSECTIONS.**

**9) RDCS  
QUARTERLY  
REPORT**

PM Rowe announced that the City Council has rescheduled updates to the General Plan to July, with the LOS intersection study and others packaged for study by the Commission and the Council in June.

PM Rowe presented the staff report, noting that those projects which were behind reflected the difficult economic times. He informed Commissioners that all developers with projects which were indicated to be lagging had been contacted and provided information regarding alternatives for progression. Responding to Commissioner's questions, PM Rowe informed that MP-00-03 developers were now cooperating with the requests for the RPD the Commissioners had previously requested.

Commissioner Mueller noticed that the projected population estimates required clarity. Commissioner Lyle offered to work with staff to rework the report to ensure accuracy of the numbers. That will be accomplished before the report is forwarded to the City Council.

Commissioner Lyle explained the delay of six months in counting apartment population.

PM Rowe said that the CA Department of Finance counts projects completed six months after the issuance of a building permit; that is not always so, he added.

**COMMISSIONERS MUELLER/ESCOBAR MOTIONED TO APPROVE THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM FIRST QUARTER REPORT, AND FORWARD THE DOCUMENT (UPON CORRECTION) TO THE CITY COUNCIL. THE MOTION PASSED WITH THE UNANIMOUS VOTE OF ALL COMMISSIONERS PRESENT; BENICH WAS ABSENT.**

**ANNOUNCEMENTS:**

PM Rowe explained the policy of e-mail forwarding to the Commissioners.

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PM Rowe reported the following City Council actions:

Rescheduling of the General Plan Update from April to July. PM Rowe reminded again that the Update would come to the Commissioners in June.

The City Council approved development agreements for the Delco/Hale projects and the Llagas/Delco project.

Chair Acevedo told Commissioners that while traveling in the North Bay, he had viewed an Applebee's Restaurant where there had been no neon used contrary to an applicant report that Applebee's doesn't build without neon.

**ADJOURNMENT:**

There being no further business, Chair Acevedo adjourned the meeting at 10:22 p.m.

**MINUTES RECORDED AND PREPARED BY:**

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**JUDI H. JOHNSON, Minutes Clerk**

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